

LOCATION MAP

PHASE I
Commercial uses containing 5.8± acres

PHASE II
Commercial uses containing 4.4± acres

Proposed 60' right-of-way containing 0.55± acres
(ACREAGE INCLUDED IN PHASE II)

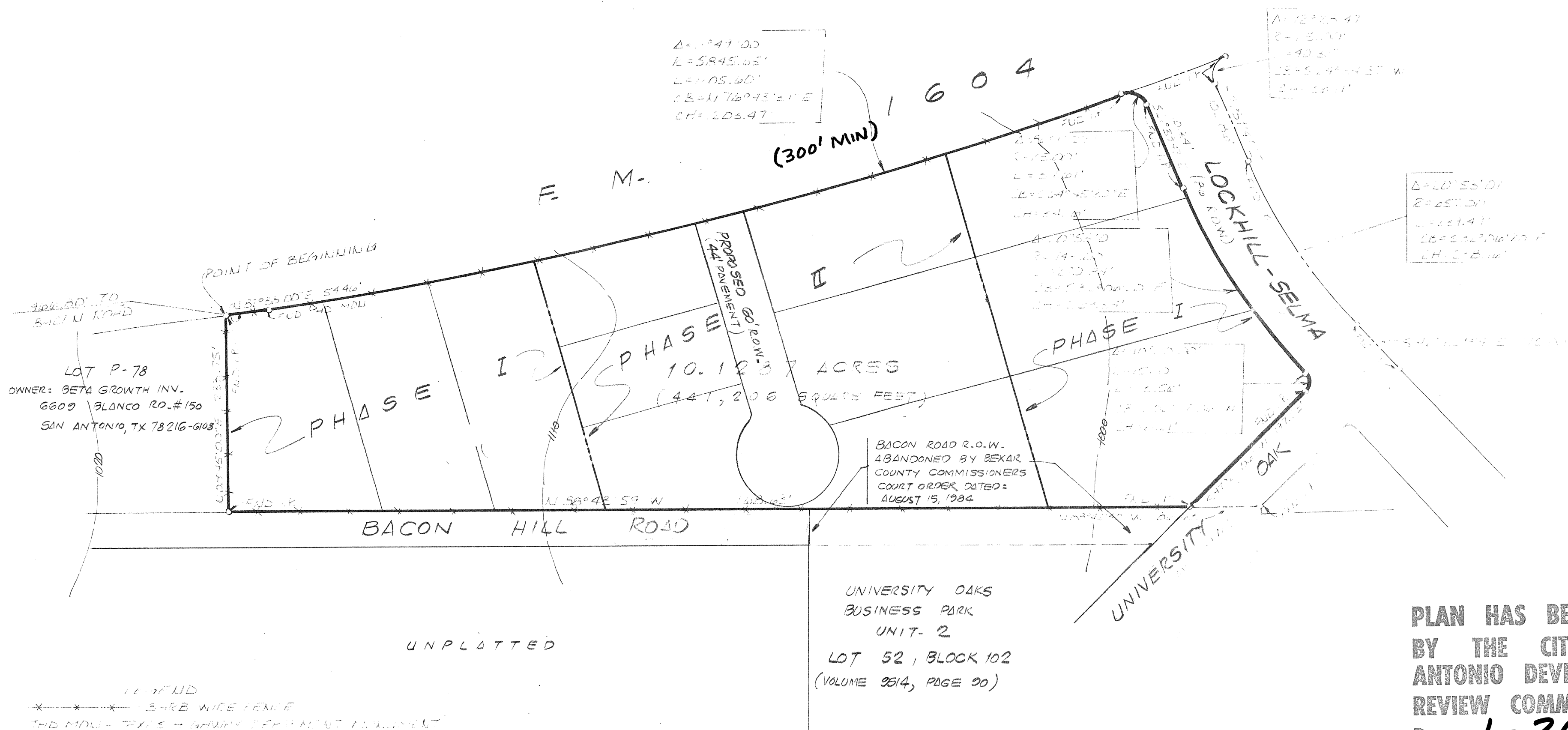
Note: Subject tract does not fall within
the 100 year flood area

NAME OF DEVELOPER:
DR. WILLIAM C. WINTER
c/o Mr. Leo Perron
1250 N.E. Loop 410
San Antonio, Texas 78212

Date of Anticipated Construction

PHASE I - July 1995

PHASE II - July 1996



PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

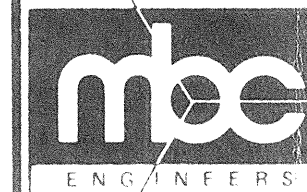
Date: 1-20-95

File # 454

Signed: D. Casp

DESIGN	CHECKED	REVISIONS		
DRAWN	DATE	NO	DESCRIPTION	BY
	JOB NO	1	REVISED AS PER PLANNING DEPT. COMMENTS	JLC
SMT	1			
	OF			
	7			

P. O. A. D. P.
of
WINTER SUBDIVISION



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216
(20) 349-0151

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN (POADP)

Date Submitted: December 21, 1994

Name of Application: Winter Subdivision P.O.A.D.P.

Owner/Agent: Dr. William C. Winter c/o Perron & Co. **Phone:** 828-6111
Address: c/o 1250 N.E. Loop 410, San Antonio, Texas **Zip code:** 78212
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. **Phone:** 349-0151
Address: 415 Breesport Drive, San Antonio, Texas **Zip code:** 78216

Existing zoning: B-3 **Proposed zoning:** _____

Texas State Plane Coordinates: X 134,445 Y 641,529
(at major street entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☐
Edwards Aquifer Recharge Zone? Yes ☒ No ☐

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	_____	_____
Non-Single Family (NSF)	_____	_____
Commercial & other	<u>2</u>	<u>10.12</u>
TOTAL =	<u>2</u>	<u>10.12</u>

RECEIVED
DEC 22 PM 4:36
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Print Name: JOSE L. CARMONA **Signature:** Jose L. Carmona
MBC ENGINEERS
Date: December 21, 1994

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94



CITY OF SAN ANTONIO

January 20, 1995

Mr. Jose L. Carmona
MBC Engineers
415 Breesport Drive
San Antonio, Texas, 78216

RE: Winter Subdivision POADP #454

Mr. Carmona:

The City Staff Development Review Committee has reviewed your Winter Subdivision Preliminary Overall Area Development Plan #454. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note that you will be required to plat, dedicate, and construct the sixty-foot collector as shown on your plan with forty-four feet of pavement. Additionally, although not required by code, staff is requesting that consideration be given to shared access for lots in Phase I.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Pasley".

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer
PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

CL

August 15, 1984

PUBLIC WORKS DEPARTMENT

ORDER CLOSING AND ABANDONING A PORTION OF BACON ROAD
IN BEXAR COUNTY, TEXAS.

At a regular meeting of the Commissioners Court of Bexar County, Texas, held on the 15th day of August, 1984, the following order was adopted.

Upon motion of County Commissioner John A. Longoria, duly seconded by County Commissioner Jim Perkins, there being no objections, the motion passed.

IT APPEARS TO THE COURT that the portion of Bacon Road, as shown on Plat on file in the office of the Bexar County Director of Public Works, under File No. C-499, is excess right of way and is therefore to be closed and abandoned as such. Said Easternmost 670 feet approximately of Bacon Road containing 0.575 acres of land in Bexar County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin found for the most northeasterly corner of Bacon Road being S35° 01' 16" W. 950.57 feet from an iron pin found in the south right of way line of F.M. 1604 for the most northeasterly corner of an 18.982 acre tract out of the Collin C. McRae Survey No. 391, Abstract 482, County Block 4782, Bexar County, Texas, said iron pin found for the corner of the 18.892 acre tract also being 2345 feet approximately in an easterly direction from the intersection of Bacon Road with F.M. 1604.

THENCE S 04° 38' 13" E. 11.59 feet to an iron pin found;

THENCE S 00° 24' 01" W. 21.23 feet to an iron pin found;

THENCE N 89° 30' 23" W. 671.55 feet to a point;

THENCE N 01° 20' 16" E. 41.86 feet to a point;

THENCE S 88° 43' 59" E. 583.29 feet to an iron pin set;

THENCE S 88° 42' 40" E. 86.63 feet to the POINT OF BEGINNING containing 0.575 acres of land.

IT FURTHER APPEARS TO THE COURT that there will be no necessity for the above described road and the closing and abandoning of same will create no inconvenience to the public.

THEREFORE IT IS ORDERED that the above described road be and the same is hereby closed and abandoned as a public road.

IT IS FURTHER ORDERED that County Judge Leo Mendoza, Jr., be and he is hereby authorized to execute Quitclaim Deed to the adjoining owners.

PETITION

Date: 6-29-84

TO: BEXAR COUNTY COMMISSIONERS
ATTN: COUNTY JUDGE

Please be advised that we are requesting the closure and quitclaiming of a portion of:

The Easternmost 670' +/- of Bacon Road. _____

This property is located: 350 feet approximately South of FM 1604 and 1052 feet approximately East of the Intersection of FM 1604 with Bacon Road

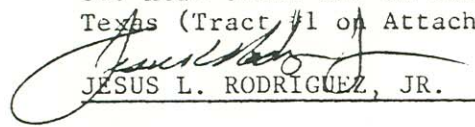
PETITIONER (S):


JESUS L. RODRIGUEZ, JR.

2428 Freedom

San Antonio, Tx. 78217

Owner of Approximately 7.0 Acres out of an 18.982 Acre Tract out of ED Bacon 800 Acre tract out of Collin C McRae Survey #391, Abstract #482, Bexar County, Texas (Tract #1 on Attached plat).


JESUS L. RODRIGUEZ, JR.

2428 Freedom

San Antonio, Tx. 78217

Owner of approximately 46.0 Acres, being 6 Acres of G.F.C. Survey #292, ABS. #809, Co. Block #4774, 6.9 Acres out of Collin C McRae Survey #391, Abstract #482, Co. Block #4782, and 33 Acres out of R.C. Hawkins Survey; Abstract #329, Co. Block #4775. Said 46 Acres of land out of 73.13 acres conveyed to G.H. and J.M. Allison on 4-15-53. (Tract #2 on attached plat)


R-W INVESTMENTS

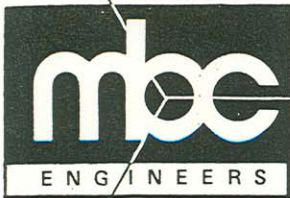
2428 Freedom

San Antonio, Tx. 78217

Owner of approximately 11.2962 Acre Tract out of an 18.982 Acre Tract, out of the Collin C McRae Survey #391, Abstract #482, Co. Block #4782, (Tract #3 on attached plat).

PURPOSE: Bacon Road Dead Ends in the center of the three pieces of property and serves no useful purpose to the property development as planned. Bacon Road is not paved or maintained through the area in question. I desire to Quitclaim the area to include in present development plans and to prevent traffic and littering from existing paved and maintained portion of Bacon Road.

CONTACT PERSON: Jesus (Chuy) L. Rodriguez, Jr. - 824-7068



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

FIELD NOTES FOR

THE EASTERNMOST 670 FEET APPROXIMATELY OF BACON ROAD CONTAINING 0.575 ACRES OF LAND IN BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At an iron pin found for the most northeasterly corner of Bacon Road being S 35° 01' 16" W 950.57 feet from an iron pin found in the south ROW line of FM 1604 for the most northeasterly corner of an 18.982 acre tract out of the Collin C. McRae Survey No. 391, Abstract 482, County Block 4782, Bexar County, Texas, said iron pin found for the corner of the 18.982 acre tract also being 2345 feet approximately in an easterly direction from the intersection of Bacon Road with FM 1604;

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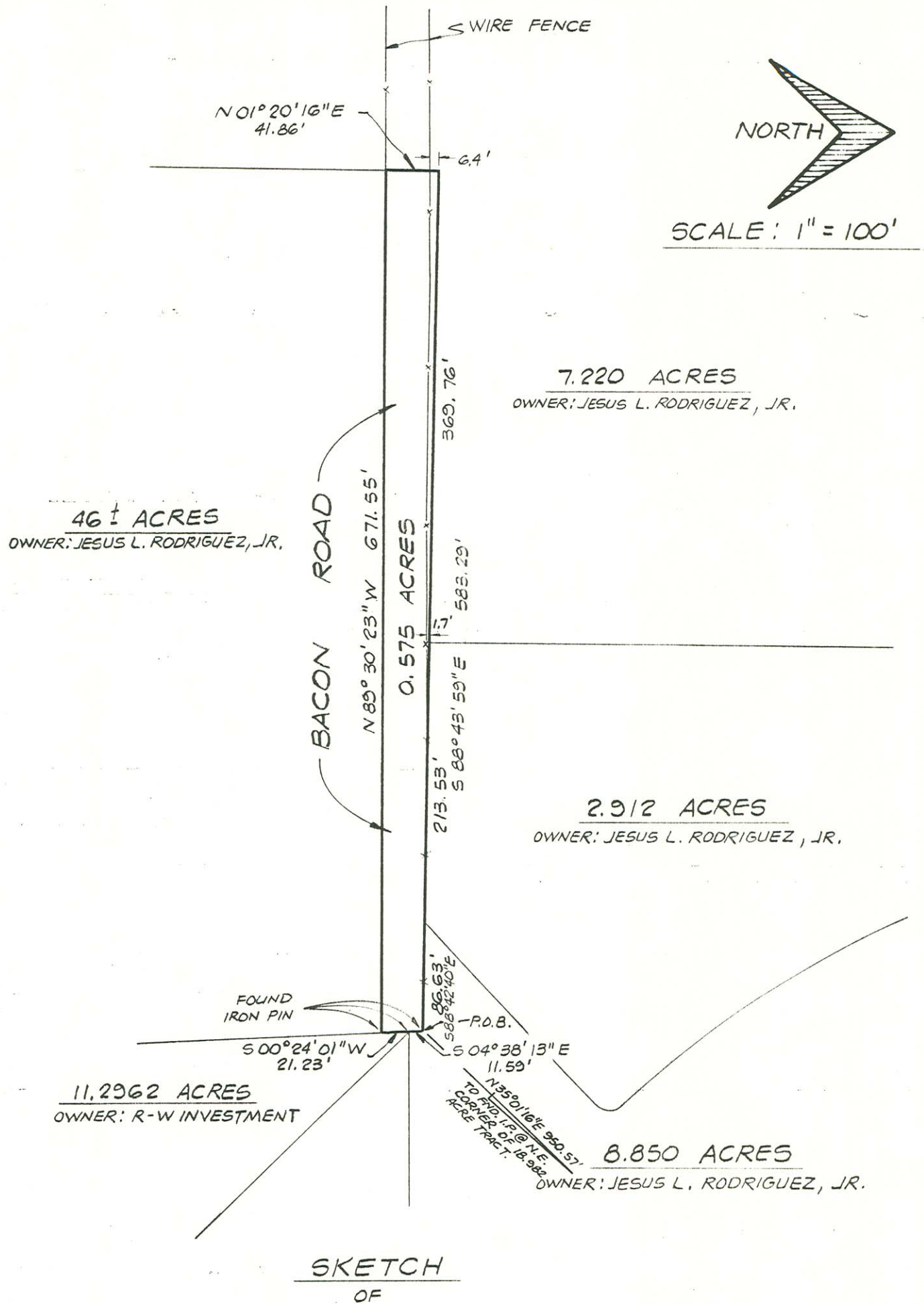
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THENCE: S 88° 42' 40" E 86.63 feet to the POINT OF BEGINNING containing 0.575 acres of land.

NOTE: Monumentation information is available at the office of Macina, Bose, Copeland and Associates, Inc.

C-4235
July 2, 1984
PD/sk



MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
 SAN ANTONIO, TEXAS.